

PLANNING AND ZONING

June 30, 2010

A Special Meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Council Chambers of the Trumbull Town Hall on Wednesday, June 30, 2010.

Members Present: Gary Bean, Chairman

Anthony Chory, Chris Costa, Arlyne Fox, Fred Garrity and alternates
Steven Mahlstedt, Don Scinto and Tony Silber

Also Present: Bill Levin, Town Planner

The following is a brief summary of the meeting. A complete record is on tape, on file in the office of the Planning and Zoning Commission.

A quorum being present the Chairman called the meeting to order at 7:30 p.m.

The purpose of tonight's Special Meeting was to consider and act on the following items, as posted in the Town Clerk's office.

The meeting began with the announcement that the scheduled pre-application discussion relating to the Design District on lower Main Street had been cancelled.

PUBLIC HEARING

ZONING AMENDMENT

Application #10-21 – Amending Art. I, Sec. 3 (Definitions) to add language pertaining to Blade Signs and Art. II, Sec. 3.1.7 relative to signage for free-standing buildings, directional signage, entrance ground signs and to permit larger tenant signs with pertinent setback, lighting and size requirements. Petitioner: Trumbull Shopping Center #2, LLC and WEA Connecticut Houses, LLC

SPECIAL PERMIT

Application #10-22 – Trumbull Shopping Center #2, LLC and WEA Connecticut Houses, LLC, 5065 Main Street. Pursuant to Art. II, Sec. 3.1 and Art. XV, Special Permit to establish a Panera Bread restaurant in the space formally occupied by Bennigan's Grill and to install Panera Bread, L.A. Fitness and Westfield identification signage.

As Applications #10-21 and #10-22 were interrelated, they were heard concurrently.

As a matter of discloser, alternate Steven Mahlstedt informed that two members of his family are currently employed by Panera Bread.

Attorney John Knuff conducted the presentations on behalf of the applicant.

Jason Wuchiski, of Panera Bread, came forward and provided a description of the restaurant's concept along with the criteria for its locations

Attorney Knuff then proceeded to submit and read for the record the proposed language changes. The amendments relating to Panera Bread were detailed. A total of 140 sq. ft. of signage would be permitted for those tenants having an exterior entrance. Signs would only be illuminated during the time the tenant is open for business. The signage plans for Panera Bread were reviewed and Mr. Knuff noted that, as per the amended language, no signage would be visible from any residential property.

George Gianquinto, Development Director for Westfield provided input on the size and location of the four exterior Panera Bread signs, which included two blade signs. Attorney Knuff submitted a comparison chart, which reflected the signage requirements of other towns, which allowed for larger signage than the proposed amendments.

The language, pertaining to free-standing buildings, which would reflect onto L.A. Fitness, was then addressed. No more than three wall signs are permitted and no signage was to exceed a size of 140 sq. ft. Illumination would be extinguished once the building is closed with the exception of the entrance sign in the event the building is open 24 hours a day. Signage plans for L.A. Fitness were then viewed and detailed by Attorney Knuff.

The final portion of the amended language related to directional signage for major tenants and to entrance ground signs. Specifics relating to size and landscaping were addressed. Attorney Knuff noted that the size of the proposed Westfield pylon signs have been dramatically reduced from the existing entrance signage. Copies of an entry sign plan and a view shed plan were then submitted.

The Town Planner indicated that the amended language and special permit requests were appropriate for the scale of this property. Upon inquiry, Mr. Levin advised that the proposed amendments were only applicable to the Westfield property.

Read for the record was a letter from the Bridgeport Regional Planning Agency conveying their consensus that the proposed changes to be minor and not of regional significance.

This concluded the public hearing.

REGULAR MEETING

Pending Applications

Application #10-21 – Amending Art. I, Sec. 3 (Definitions) and Art. II, Sec. 3.1.7

MOTION MADE (Costa), seconded (Chory) and unanimously carried (Bean, Chory, Costa, Fox, Garrity) to approve Application #10-21, as presented. MOTION CARRIES

Application #10-22 – Trumbull Shopping Center #2, LLC and WEA Connecticut Houses, LLC – 5065 Main Street

MOTION MADE (Costa), seconded (Chory) and unanimously carried (Bean, Chory, Costa, Fox, Garrity) to approve Application #10-22, as presented and plans submitted. MOTION CARRIED

Discussion

Bill Levin presented proposed revisions to the zoning regulations that related to the Design District. The following amendments were recommended. 1. Relax the requirements relating to owner occupancy to allow for rentals. 2. Allow for multiple offices in the same building. 3. Modify language to provide flexibility regarding responsibility for the cost of the required traffic study. 3. Consider changing the name to Professional Office Over-Lay Zone. 4. Expand the Design District on lower Main Street to both sides of the street up to the Bridgeport line.

Commissioners Fox and Chory expressed concern that the amendments would alter the residential character of the neighborhood.

Following discussion and review, the majority of the Commissioners (6-2) favored moving forward with the proposed amendments to public hearing.

The Town Planner then presented some relatively minor revisions with the exception of a language change permitting conforming signage to be approved administratively.

Commissioner Fox was of the opinion that the signage regulation stay as currently stated to allow for public comment and consideration of alternative signage by this Board.

It was agreed to move forward with the proposed revisions minus the language pertaining to signage, which will be readdressed at a later date. The Town Planner agreed to research the signage regulations of surrounding communities.

There being no further business to discuss a motion was made by Commissioner Costa and seconded by Commissioner Chory to adjourn. The June 30, 2010 Special Meeting of the Planning and Zoning Commission adjourned at 9:15 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Planning and Zoning Commission